

**The Town of Summerville Planning Commission Meeting  
Minutes  
January 27, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Travis Williams, Vice Chairman; Marc Hehn, AICP; Elaine Segelken; David Small; Charlie Cuzzell; and, Bill Mallery. Jim Reaves was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development and Russ Cornette, PE, Town Engineer.

Travis Williams served as Chairman of the meeting and called the meeting to order at 4:04 PM.

**Approval of Minutes:**

Mr. Williams asked for any comments / edits, etc. regarding the minutes from the meeting on December 16, 2013. Mr. Hehn made a motion for approval with Ms. Segelken and Mr. Mallery both making the second. The motion carried unanimously.

**Public Hearings:**

The first item listed for a public hearing was opened at 4:06 PM to hear any public comments regarding the request to annex Dorchester County TMS#136-07-05-082, Central Avenue, 1.709 acres, owned by Camellia Heights, LP currently zoned CG, Commercial General in the County and upon annexation into the Town will be zoned B2, Neighborhood Business Center. This property would be in Town Council District 1 upon annexation. Staff introduced the application and provided a brief overview of the parcel as no one was in attendance representing the applicant.

Hearing no additional requests to provide comment, the Chairman closed the public hearing at 4:08 PM.

**New Business**

The first item under New Business was the request to annex Dorchester County TMS#136-07-05-082, Central Avenue, 1.709 acres, owned by Camellia Heights, LP currently zoned CG, Commercial General in the County and upon annexation into the Town will be zoned B2, Neighborhood Business Center. Ms. Segelken made a motion to recommend to Council to approve the request with Mr. Cuzzell making the second. Hearing no additional discussion, the Chairman called for the vote. The motion carried.

As a note, Mr. Small stated the discrepancy listed on the application regarding the parcel size and what the submitted copy of the plat was indicating. Staff responded that that will be corrected on future agendas and in the annexation ordinance.

**Old Business**

There were no items on the agenda for Old Business.

**Miscellaneous:**

Ms. Robinson asked for the Commission to elect a Chairman and Vice Chairman for the 2014 year. Ms. Segelken made a motion to retain the current leadership of Mr. Reaves as Chairman and Mr. Williams as Vice Chairman. Mr. Mallery made the second. Hearing no additional nominations or discussion, the motion carried.

Ms. Robinson and Mr. Cuzzell (Chairman of the Master Plan Advisory Committee) brief the Commission on the status of the current Master Plan project.

**Adjourn**

With no other business, Mr. Cuzzell made a motion to adjourn. All voted in favor with the meeting being adjourned at 4:16 PM.

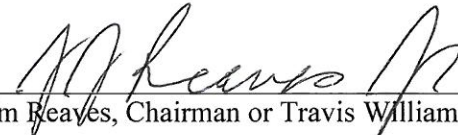
Respectfully Submitted,

Date: 3.17.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
March 17, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Marc Hehn, AICP; David Small; Charlie Cuzzell; and, Bill Mallery. Elaine Segelken and Travis Williams, Vice Chairman, were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and, Russ Cornette, PE, Town Engineer.

Jim Reaves, Chairman of the meeting and called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on January 27, 2014. Ms. Robinson stated that the date needed to be changed on the first page. Mr. Hehn made a motion for approval with Mr. Mallery making the second. The motion carried unanimously.

**Public Hearings:**

The first item listed for a public hearing was opened at 4:02 PM to hear any public comments regarding the request to amend and restate the previously approved PUD document as approved on April 13, 2011 and subsequently amended and duly recorded in the Berkeley County RMC for the Nexton development, owned by MWV – Sheep Island, LLC and MWV - Parks of Berkeley, LLC both by MWV – Charleston Development Holdings, LLC, its Sole Member, located on Sigma Drive. Amendments include but may not be limited to the following: eliminate interior zones and revise land uses and intensities. Parcels affected by this request include: TMS#s 221-00-00-048; 221-00-00-009; 221-00-00-096; 221-00-00-044; 221-00-00-141; 221-00-00-088; 221-00-00-157; 221-00-00-155; 221-00-00-159; 221-00-00-150; 221-00-00-152 and miscellaneous rights of ways. Mr. Reaves asked staff to provide an explanation and Ms. Robinson stated that the amendments included removing single family detached from the allowable land uses; dissolving the zone lines that delineated commercial from residential development and revise land use intensities. She also stated that because the original PUD had been amended a few times already and with these amendments, the document itself was also being revised to include the amendments. Stuart Whiteside, representative for the applicant confirmed this information. Mr. Hehn asked if a correction needed to be made regarding the County in which the documents were recorded – the agenda showed Dorchester County. Ms. Robinson stated that yes that was an error that the correct county is Berkeley. She stated that no one had contacted staff with comments or questions. Hearing no requests to comment from the public, the hearing was closed at 4:04 PM.

The second public hearing was opened at 4:05 and without objection from the Commission, the Chairman included items 2-5 on the agenda as they were submitted to the Town collectively by a representative for the family. The public hearing was for the request to annex Dorchester County TMS# 130-00-00-008, off of N. Maple St., 23.81 acres, owned by Rosemary Family Limited Partnership, currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; the request to annex Dorchester County TMS# 130-00-00-021 (including portion in Berkeley County), off of N. Maple St., 24.072 acres, owned by Margaret B. Newcomer and John E. Bell, Jr., currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; the request to annex Dorchester County TMS# 130-00-00-022 (including portion in Berkeley County), off of N. Maple St., 23.825 acres, owned by Uchee Farms LP and LSB, LLC, currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; and, the request to annex Berkeley County TMS# 221-00-00-008 (including portion in Berkeley County), off of N. Maple St., 10.571 acres, owned by Uchee Farms LP and LSB, LLC, currently zoned PD-OP/IP, Planned Development – Office Park/Industrial Park in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation. Ms. Robinson explained

that the parcels were undeveloped with woods and fields and were being annexed in order for the Town to construct a new roadway that will extend from the new interchange and intersect with N. Maple Street extension/Old Dairy Road. She also stated that zoning classification requested required at least 5 acres minimum and that each parcel far exceeded the minimum acreage. Mr. Reaves recognized a member of the public with comment who stated he lived in the Weatherstone subdivision and asked about the zoning classification; the planned completion of Bear Island Road; and the fact that Bear Island Road ended. Ms. Robinson explained that the owners had no plans at this time to develop the properties and should someone want to develop the properties, they will have to request a new zoning classification and come back before the Planning Commission for recommendation prior to any approvals. She also explained that Bear Island Road was incomplete and that the road would be completed and that the road was stubbed out for planned roadway connections in the future. She stated that these plans were in place and platted when the subdivision was designed for development. Hearing no requests for additional public comment, the hearing was closed at 4:08 PM.

The third public hearing was opened at 4:09 PM to hear the request to annex Berkeley County TMS# 232-00-01-06, 1102 N. Main St., one lot, owned by Louis L. Huntley Enterprises, Inc. currently zoned GC, General Commercial in the County and upon annexation into the Town will be zoned B3, General Business. Ms. Robinson stated the property was upgrading their public sewer infrastructure and was required by ordinance to petition to annex into the Town. She stated no one had contacted staff with any comments. Hearing no requests to comment, this public hearing was closed at 4:10 PM.

### **New Business**

The first item under New Business was the request to amend and restate the previously approved PUD document as approved on April 13, 2011 and subsequently amended and duly recorded in the Berkeley County RMC for the Nexton development, owned by MWV – Sheep Island, LLC and MWV - Parks of Berkeley, LLC both by MWV – Charleston Development Holdings, LLC, its Sole Member, located on Sigma Drive. Amendments include but may not be limited to the following: eliminate interior zones and revise land uses and intensities. Parcels affected by this request include: TMS#s 221-00-00-048; 221-00-00-009; 221-00-00-096; 221-00-00-044; 221-00-00-141; 221-00-00-088; 221-00-00-157; 221-00-00-155; 221-00-00-159; 221-00-00-150; 221-00-00-152 and miscellaneous rights of ways. Mr. Mallery recused himself from the discussion of this item as he is an employee with the applicant. Mr. Hehn made a motion to recommend approval of the request with Mr. Cuzzell making the second. Mr. Hehn asked if staff had a recommendation and Ms. Robinson stated that for all items on the agenda, staff recommended approval. Following no requests for additional discussion, the motion carried unanimously.

For items 2-5 on the agenda, the Chairman asked for a motion for request to annex Dorchester County TMS# 130-00-00-008, off of N. Maple St., 23.81 acres, owned by Rosemary Family Limited Partnership, currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; the request to annex Dorchester County TMS# 130-00-00-021 (including portion in Berkeley County), off of N. Maple St., 24.072 acres, owned by Margaret B. Newcomer and John E. Bell, Jr., currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; the request to annex Dorchester County TMS# 130-00-00-022 (including portion in Berkeley County), off of N. Maple St., 23.825 acres, owned by Uchee Farms LP and LSB, LLC, currently zoned R4, Multi-Family Residential District in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation; and, the request to annex Berkeley County TMS# 221-00-00-008 (including portion in Berkeley County), off of N. Maple St., 10.571 acres, owned by Uchee Farms LP and LSB, LLC, currently zoned PD-OP/IP, Planned Development – Office Park/Industrial Park in the County and upon annexation into the Town will be zoned AC, Agricultural Conservation. Mr. Cuzzell asked if all items would be going to Town Council for approval and Ms. Robinson confirmed that all items on the agenda would go before Town Council for approval which included two readings by Council. Mr. Hehn made a motion to recommend approval of these requests collectively with Mr. Cuzzell making the second. Following no requests for additional discussion, the motion carried unanimously.



Lastly, the Commission considered the request to annex Berkeley County TMS# 232-00-01-06, 1102 N. Main St., one lot, owned by Louis L. Huntley Enterprises, Inc. currently zoned GC, General Commercial in the County and upon annexation into the Town will be zoned B3, General Business. Mr. Hehn made a motion to recommend approval with Mr. Mallery making the second. Following no requests for additional discussion, the motion carried unanimously.

### **Old Business**

There were no items on the agenda for Old Business.

### **Miscellaneous:**

Ms. Robinson briefed the Commission with an update on the Master Plan process.

### **Adjourn**


With no other business, Mr. Cuzzell made a motion to adjourn with Mr. Mallery making the second. All voted in favor with the meeting being adjourned at 4:18 PM.

Respectfully Submitted,      Date: 4.21.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
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Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
April 21, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; David Small; Charlie Cuzzell; Bill Mallery; Elaine Segelken; and, Travis Williams, Vice Chairman. Marc Hehn, AICP was unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and, Russ Cornette, PE, Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on March 17, 2014. Mr. Williams made a motion for approval with Mr. Cuzzell making the second. The motion carried unanimously.

**Public Hearings:**

The first item listed for a public hearing was opened at 4:02 PM to hear any public comments regarding the request to re-write the PUD for the Limehouse Plantation development, TMS#152-00-00-055; 152-00-00-035; 152-00-00-033; 152-00-00-034; and, 152-00-00-120 located off of Dorchester Road and S. Commodore Way, approximately 178 acres, owned by DB Aster, LLC, zoned PUD, Planned Unit Development to include residential (detached and attached); recreation; neighborhood commercial; open space land uses; and, accessory uses as defined within the PUD (application does not the 7 lots previously developed within this project as stated within the PUD and only includes those parcels owned by the applicant) in Council District 5. Mr. George Bullwinkel with Nexsen Pruet, attorney for the applicant, opened the presentation. He stated that the previously approved PUD is still in effect for the development but that the Development Agreement that was entered into between the original developer and the Town had expired. He stated that the new owner, given current and expected market conditions wanted to re-write the PUD and would not be proposing a new Development Agreement. Mr. Steve Mansfield with Gibraltar Capital, owner of the property (DB Aster, LLC), also went through the proposed changes with Mr. Bruce Boysen with Thomas & Hutton Engineering showing exhibits further detailing the master plan. Michael Roach with Thomas & Hutton also addressed transportation and additional information.

Mr. Williams asked about access to the Berlin G. Myers Parkway and Ms. Segelken asked how the commercial would be accessed from the Parkway. The applicant stated that they would work with SCDOT on an access management plan and that at least one full access from the connector road was being requested as well as a potential additional full access to the Parkway. Mr. Small asked about drainage for the site. Mr. Roach responded that in addition to the already existing drainage facilities for the existing developed portion, further plans and infrastructure would be constructed in accordance with the Town and State regulations.

Ms. Robinson provided a general comparison between the existing PUD that is still in effect and the proposed new PUD.

Mr. Boysen also provided details regarding the entryways and fencing and signage. The pastor with the church that was planned for the site was also in attendance and stated that the new owners have been working with the church to get that project going again as well.

Ms. Robinson read a letter into the record addressed to the Commission for public input from John and Karen Karins, residents of Limehouse – they were unable to attend the public hearing. Ms. Robinson stated

that staff had received this letter prior to the owners meeting with the residents and believed that some of the concerns of the Karins were being addressed in the PUD. Additional homeowners in the audience expressed concerns regarding the trees around the public space in the existing developed area as well as the fountain. Mr. Boysen addressed these concerns. Mr. Tim Neuhaus with the Walnut Farms neighborhood asked for additional clarification regarding the number of homes and where they would be located as well as maintaining the style and image. Residents along Old Orangeburg Road expressed concerns about not wanting to be annexed and the Commission responded that they would not be annexed with this application and that the property owner would have to petition to annex. Another resident asked about access to Old Orangeburg Road and staff responded that once the third phase of the Parkway is constructed, then the development would have access. Hearing no additional requests to comment, the Chairman closed the public hearing at 4:40 PM.

The second public hearing was opened at 4:42 PM and was for the request to rezone TMS# 137-07-04-002, one lot, W. Richardson Ave., owned by the Town of Summerville, currently zoned B2, Neighborhood Business Center to be rezoned to B3, General Business in Council District 2. Ms. Robinson explained that the Town would like to have this property be rezoned to be consistent with the remainder of the properties within this block that is zoned B3 – excluding those residential properties that front S. Pine Street. She also stated that the Town wanted both of its properties zoned alike. Ms. Segelken asked if the Town was using the building on this property for something and Ms. Robinson said that the Town was not using it anymore, that it is vacant. Ms. Robinson stated that no questions or concerns had been received by Town staff for this request and that Council did give first reading to the rezoning ordinance, title only at their meeting this month. Hearing no additional requests for comments, the Chairman closed this public hearing at 4:44 PM.

The third public hearing was opened at 4:44 PM to hear the request to amend the Central Business District, Section 32-136, Article III, Chapter 32 Zoning Ordinance of the Town of Summerville Municipal Code. Ms. Robinson explained that this section has never been clarified as to where the boundaries of this District are within the Town, and this was identified by the master plan process as needing to be addressed. She explained staff was provided language from other codes from the Town's consultants, and staff proposed a boundary shown on the exhibit at the meeting. Discussion began regarding the boundary area and the Chairman decided to close the public hearing so that discussion could occur under New Business. Hearing no requests for public comments, the public hearing was closed at 4:50 PM.

### **New Business**

The first item under New Business was the request to re-write the PUD for the Limehouse Plantation development, TMS#152-00-00-055; 152-00-00-035; 152-00-00-033; 152-00-00-034; and, 152-00-00-120 located off of Dorchester Road and S. Commodore Way, approximately 178 acres, owned by DB Aster, LLC, zoned PUD, Planned Unit Development to include residential (detached and attached); recreation; neighborhood commercial; open space land uses; and, accessory uses as defined within the PUD (application does not the 7 lots previously developed within this project as stated within the PUD, only those properties owned by the applicant). Staff was asked for a recommendation and Ms. Robinson stated that staff recommended approval pending the language to be submitted by the applicant addressing the outstanding concerns of architectural guidelines, an access management plan, interconnectivity between neighborhoods, additional clarifications in the draft documents and grammatical edits. Mr. Williams made a motion to recommend approval pending outstanding concerns that staff is awaiting language to be reviewed with Ms. Segelken making the second. Mr. Mallery wanted to note for the record that a few concerns were raised by the public, particularly existing residents of the development – the fountain concerns, trees, and a traffic signal that we all understand is controlled by SCDOT, but that the developer should listen and work with these concerns. Mr. Mansfield assured the Commission that they will be working to address these and other concerns. Hearing no additional discussion, the motion carried.

The second item, the request to rezone TMS# 137-07-04-002, one lot, W. Richardson Ave., owned by the Town of Summerville, currently zoned B2, Neighborhood Business Center to be rezoned to B3, General



Business was considered. Mr. Cuzzell made a motion to recommend approval with Mr. Williams making the second. Mr. Cuzzell asked if the entire block was considered to be rezoned to B3 and Ms. Robinson stated that not at this time and that the zoning of the residential properties of B1, was a transitional zoning and allowed those property owners to have B1 commercial uses. The motion carried.

Lastly, the proposed amendments to the Central Business District, Section 32-136, Article III, Chapter 32 Zoning Ordinance of the Town of Summerville Municipal Code was considered. Ms. Segelken made a motion to recommend approval with Mr. Cuzzell making the second. Mr. Williams asked why the remaining portion of S. Pine Street to Hwy. 78 was not included in the boundary area as those properties are currently commercial and should be included. Ms. Robinson stated that staff simply started with the area shown to open the discussion and felt that additional area could be included as discussion by the Commission if staff found appropriate. Mr. Cuzzell expressed concern that the boundary should go one block north of Hwy. 78 to both E. and W. 6<sup>th</sup> streets. Additional concerns and questions were raised regarding if the properties had to be developed in accordance with the CBD if in the boundary and staff said no, but that having the language allowed for additional flexibility without having to go to the BZA for variances in further encouraging redevelopment of the Downtown District as identified in the master plan process. Ms. Robinson stated that even though area and yard requirements would be waived, those properties in the historic district would still have to be approved by the BAR and the other commercial properties would have to be approved by the CDRB. The Commission asked if an additional property could be added to the boundary area and Ms. Robinson responded that if there was an additional property in the future, it would probably be best for that request to go to the BZA for a variance (s) but if there was an entire block that wanted to be included or the Town finds development pressures extending beyond the boundary to be established, that the ordinance could be amended by this process to expand the boundary. Ms. Segelken amended her motion to include the additional areas of one block west of Cedar along S. Pine Street to Hwy. 78 and of one block north of Hwy. 78 to E. and W. 6<sup>th</sup> Street between. Mr. Cuzzell seconded the amending language. The motion carried.

### **Old Business**

There were no items on the agenda for Old Business.

### **Miscellaneous:**

There were no items on the agenda for Miscellaneous or any brought to the floor.

### **Adjourn**

With no other business, Ms. Segelken made a motion to adjourn with Mr. Williams making the second. All voted in favor with the meeting being adjourned at 5:10 PM.


Respectfully Submitted,

Date: May 19, 2014



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
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Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
May 19, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; David Small; Charlie Cuzzell; Bill Mallery; and, Marc Hehn, AICP. Elaine Segelken and Travis Williams, Vice Chairman were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; and, Jessi Shuler, AICP, Zoning Administrator.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on April 21, 2014. Mr. Cuzzell made a motion for approval with Mr. Mallery making the second. The motion carried unanimously.

**Public Hearings:**

The first item listed for a public hearing was opened at 4:02 PM to hear any public comments regarding the request to rezone TMS#162-05-05-003, an undeveloped .62 acre parcel on Parlor Drive owned by Hung M. Ha, currently zoned B2, Neighborhood Business Center to be rezoned to B3, General Business (Council District 6). The applicant (Sunoco, Russ MacInnes and Clayton McCane; and, Brian Burri, Bergman Associates) for the request presented the application and proposed project. They explained the property is being purchased to provide ingress/egress for the new gas station that will be on the corner parcel at Parlor and Dorchester Road. The project's previous design had been approved by the CDRB but upon further design with SCDOT's preference, the applicant was able to purchase this property to better align access with the access across Parlor Drive (that enters into the Wal-Mart shopping center).

The Commission asked a few questions for clarification from the applicant and staff regarding the CDRB review process. Ms. Shuler confirmed that the revised layout will need to be reviewed by the CDRB and the applicant confirmed that they are looking to re-submit for June 2014.

Hearing no further request for public comment, the Chairman closed the public hearing at 4:07 PM.

**New Business**

The first item under New Business was the request to rezone TMS#162-05-05-003, an undeveloped .62 acre parcel on Parlor Drive owned by Hung M. Ha, currently zoned B2, Neighborhood Business Center to be rezoned to B3, General Business (Council District 6). Mr. Hehn made a motion to recommend approval of the request with Mr. Cuzzell making the second. Following no further discussion by the Commission, the motion carried unanimously.

**Old Business**

Ms. Robinson briefed the Commission on the status of the proposed amendments to the Central Business District of the Zoning Ordinance. She stated that the Planning & Development Committee of Council tabled the item from moving forward for second reading by Town Council due to concerns regarding the size of the proposed boundaries and wanting to see what would be recommended through the Master Plan process and how there are concerns regarding the site being covered at 100% as well as the impact on residential areas. Ms. Shuler added that she had explained to the Committee that any new development still has to comply with the Town's Stormwater Ordinance and complete coverage may not be allowed regardless of this section and that language was provided in the amendments to address this. Ms. Robinson said the



Committee is asking for staff to reconsider the boundary area. Mr. Cuzzell asked if the new boundary would need to be reviewed by the Commission and Ms. Robinson said that if the revised area was less than the proposed area, she didn't believe it would be required to be brought back to the Commission but if the area was increased, she said it would need to be reviewed by the Commission.

Ms. Robinson also stated that while Town Council gave first reading to the proposed re-write/amendments to the Limehouse Plantation PUD, Councilman Bailey had concerns regarding the street layout of the section of the development just off of Dorchester Road and how the design will slow traffic down coming from the Parkway access through the development to Dorchester Road and vice versa. She stated he had asked staff to review this again.

**Miscellaneous:**

The Commission asked for updates on new projects proposed for the Town including the Heritage Square site and the old Strobel/new Earthfare site.

**Adjourn**

With no other business, Mr. Cuzzell made a motion to adjourn with Mr. Mallery making the second. All voted in favor with the meeting being adjourned at 4:24 PM.

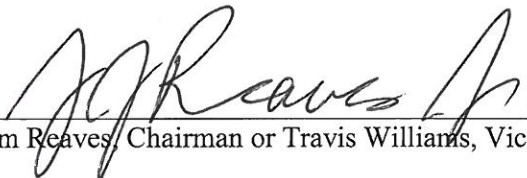
Respectfully Submitted,

Date: 6.16.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting**  
**Minutes**  
**June 16, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP, Elaine Segelken, and Travis Williams, Vice Chairman. David Small and Bill Mallery were unable to attend. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; and, Jessi Shuler, AICP, Zoning Administrator.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on May 19, 2014. Mr. Hehn made a motion for approval with Ms. Segelken making the second. The motion carried unanimously.

**Public Hearings:**

The public hearing for the proposed amendment to the Town's Comprehensive Plan 2009-2011 with the prepared Vision Plan as an update and exhibit that further details the potential implementation strategies for the Comprehensive Plan was opened at 4:02 PM to hear any public comments. The Chairman asked staff to briefly introduce the proposal and Ms. Robinson introduced the Vision Plan including background leading to this recent 7 month effort by staff, Town Council and the Town's consultant, the Lawrence Group. Following this information, Monica Holmes with the Lawrence Group presented the Vision Plan. The public comments provided are as follows:

Peter Gorman, 313 S. Magnolia St. – stated he represented 100+ homeowners of Summerville's east side of the Historic District and provided a copy of his comments to the Planning Commission. Stated he liked and supported the portions of the Plan for Oakbrook and Sheep Island. He opposed the 880 new housing units for the downtown area. He stated that transportation is the number one problem and that all of the new housing units would have cars. He questioned suggested projects and how they would be funded, increased taxes or a TIF which he felt was an increase in taxes. He has concerns regarding pedestrian safety around downtown and felt the Plan was being rushed.

John Mozee, 703 N. Maple St. – he stated he had concerns regarding the Sheep Island area and the residents on N. Maple St. and particularly how the new road will end as he understands it will end in his yard according to a letter he received from the ACOE. He wanted to know how this new road will connect into Summerville.

Thomas Dion, 626 W. Richardson Ave. – Thanked the Town for undertaking this study and stated it is not perfect but 500 + people participated where both good and bad situations and opportunities were discussed. He stated everything in the Plan was from a collective effort of the Town which will help the Town move ahead. He stated the Town does not need to repeat history which has been haphazard development with poor coordination over the years and cited several areas in Town that were developed outside of the Town's municipal limits yet the Town has had to deal with traffic, poor infrastructure (i.e., water and sewer lines). He stated surrounding development has had a negative impact on the Town and he would like to see the Town become more aggressive on annexation and to hire additional staff to help implement this Plan so that the future map won't have another municipality's name on it. He said the Town needs to work to keep downtown Summerville viable or developments like Nexton could suck the life from it.

Betty Settle – Stated the top 10 list is missing an excellent opportunity for an economic engine to the Town – the performing arts and an arts center. She stated the Town needs a unified vision and cooperation between governments, businesses, arts community and funding entities to promote this economic engine.

Deb Campeau, Historic District – She stated this is the first she has heard of a representative for her area that she had not met with Mr. Gorman. She reiterated that the Plan is a Vision Plan that gives a framework, road map and guide for the future. She stated things can be changed along the way as more information is received and as the market changes. She stated things are changing around Summerville and growth is coming and the Town needs to be ready.

Robby Robbins, Pine Forest Country Club – He stated he was an Advisory Committee member with this endeavor and thanked the Mayor and Council for this opportunity. He stated the Plan is Summerville specific and what the community wants, not what state legislators require through the Comprehensive Plan. He commended the Lawrence Group as they listened to the public. He stated the document is an ideal, a vision plan, a blueprint for going forward that recommended architectural guidelines including the siting of buildings. He stated he participated in the walking tour downtown and saw areas that can be rejuvenated.

William Harbeson, S. Laurel St. – He stated he didn't want any more new homes as the plan is calling for nor new roads or hotel. He questioned how big the hotel was going to be, what the Town was going to do about noise creation, additional traffic, the need for stoplights, repair of roads, and cleaning out ditches particularly along Laurel St. He stated the Plan was grand but things aren't being done now and wants staff to do things that need to be done like cleaning ditches. He stated he did not want 800 new homes.

Laura Crosby, E. Richardson Ave. – She state traffic is horrific and the Town needed to do something about traffic now. She said the Children in Crisis project under construction doesn't match what was approved and has ruined the value of the home on the adjacent lot and told the Planning Commission she didn't trust them.

Diane Frankenburger, Central Ave. – She stated the population in the Town had grown and one can see that the Town has grown just by looking at maps from 1930, 1979 and 2010. She stated things change and we can't stop it. She said if we're not growing, we're dying. She said the Plan calls for preserving the small town atmosphere, that no one is trying to change that and that there are no under the table deals; that this Plan is good for the whole Town. She stated the Plan has potential for both good and bad but believe the Plan is good and she stated that she trusts the Planning Commission.

Monica Shaw – Said she represents the Flowertown Players and the Arts Civic Association. She stated we must have planning and supported a civic center in downtown but don't believe the location identified in the Plan is large enough and wanted to know if the Town was condemning the theater. She stated that the Flowertown Players don't like the idea or feasibility of using the cistern area for events. She questioned where people would park as the Players also own the small building at the rear of this parking area as well. She stated she did like the overall Plan and the Town should move forward.

Birdie Crosby, E. Richardson Ave. – He stated he would like more time to review the many facets of the Plan. He said his neighborhood is bombarded with traffic from development all around the Town and wanted to know why. He said that the Town should look forward with an answer to this problem.

Mike Murphree – He stated that the Town has to participate in planning. He said Goose Creek and North Charleston are coming and if the Town puts its head in the sand it will become another Hanahan. He stated the Plan was an effort and opportunity to step up and try and commended the Town for the effort.

JJ Messervy - He stated that as a member of the Advisory Committee for this Plan that this Plan has a lot of good in it and that some don't fully understand that the Town needs to do everything it can to enhance and make sure the Town preserves its identity. He stated failing to plan is a plan to fail.

S. Horton, S. Gum St. – He stated that he and his wife own the soap shop on W. Richardson Ave. that will be closing due to the property owner selling the property for the proposed hotel. He said that he and his wife have enjoyed being able to walk to work from their S. Gum St. home. He said the Town needs to understand that its decisions impact people and don't want to lose the Town to development.

Adrian Kwist – He stated it's hard to make everyone happy. He said the Town needs to prioritize projects and include safety such as sidewalks, crosswalks, no turning right on red lights and keep in mind the comments. He thanked the Town for this endeavor.

\_\_\_McGlaughlin, East Ashborough – He said while his neighborhood is not in the Town that he wanted to be annexed into Town. He said he is excited about the Plan and as a member of the Oakbrook Civic Association he thanked the Town for this endeavor.

Hearing no further request for public comment, the Chairman closed the public hearing at 5:15 PM.

### **New Business**

The first item under New Business was the proposed amendment to the Town's Comprehensive Plan 2009-2011 with the prepared Vision Plan as an update and exhibit that further details the potential implementation strategies for the Comprehensive Plan. Mr. Hehn made a motion to approve the proposal (send to Council to approve) with Mr. Williams making the second. Mr. Hehn suggested that the Plan come back in July and have staff address comments. Ms. Segelken asked staff to explain to the public why the Town cannot do anything about the roads and Mr. Hehn stated funding and most of the roads in the Town were maintained by SCDOT. Ms. Segelken said she agreed about traffic and that the Town has to plan. She said plans get adjusted over time mainly in response to the economy. She stated that if a vision is not written then chaos can happen and no plan will ever be perfect.

Mr. Cuzzell stated that specific concerns needed to be addressed and that this was a vision plan and no changes to zoning would occur because of the Plan. He said he understood the implications and what has happened to the Town over the years has been determined by others and this Plan allows the Town to say what is wanted. Mr. Williams agreed and felt that the Town was at least 20 years behind where it should be. He further stated that he wanted the Town to get the Plan done and to move forward so it wouldn't wither on the vine. He further stated there was no reason to wait and concerns can be addressed but to get started on the Plan.

Mr. Reaves agreed with Mr. Williams and stated that he feared if the Planning Commission put the Plan on the table it wouldn't get done and it needs to move forward and the Plan can be amended as the Town goes along. Ms. Segelken stated that the Plan has tools in it that will help the Planning Commission in the future with rezonings and other decisions.

Mr. Reaves then called for the questions and the motion carried in the majority with Mr. Cuzzell voting in opposition.

### **Old Business**

There were no items under Old Business.

### **Miscellaneous:**

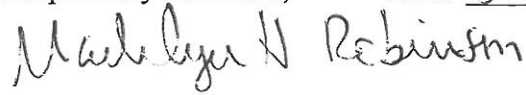
Mr. Cuzzell asked the Commission to dedicate a page in the minutes of this meeting to the memory of Lena Cox the first chairperson of the Planning Commission. Mr. Williams made a motion to approve with Ms. Segelken making the second. The motion carried unanimously. (see attached)

### **Adjourn**

With no other business, Ms. Segelken made a motion to adjourn with Mr. Hehn making the second. All voted in favor with the meeting being adjourned at 5:28 PM.

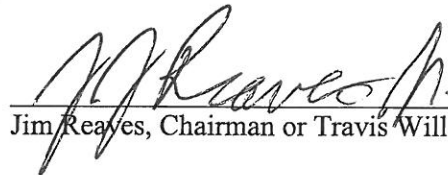
Respectfully Submitted,

Date: July 21, 2014

 Madelyn H. Robinson

Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman



***IN MEMORY***

***OF***

***LENA COX***

***May 7, 1942 - June 13, 2014***

***ORIGINAL MEMBER OF THE TOWN OF SUMMERVILLE***

***PLANNING COMMISSION***

***AND***

***FIRST CHAIRPERSON***

**The Town of Summerville Planning Commission Meeting  
Minutes  
July 21, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP, Elaine Segelken; David Small; and, Bill Mallery. Travis Williams, Vice Chairman was absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; and, Jessi Shuler, AICP, Zoning Administrator.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on June 16, 2014. Ms. Segelken stated she had contacted staff with an edit for clarification and staff responded that that change had been made. Mr. Reaves asked if all were in favor of the edited minutes and all voted for approval.

**Public Hearings:**

The public hearing held was for the proposed amendments to the previously approved PUD document as approved on July 11, 2012 for The Villages - Presbyterian Communities of SC, owned by Presbyterian Communities of SC, TMS#s 130-00-00-014, 130-16-00-007, 130-12-00-001, and 232-00-01-049, 201 W. 9<sup>th</sup> N. St., Summerville, SC, approximately 75.09 acres total, zoned PUD. Amendments include clarification of land uses, maximum number of dwelling units, minimum design standards, design review process for structures and site other than single family detached residential and vehicular access to the community. (Advertised on the property 7.3.14 and in the Post & Courier 7.6.14). Ms. Cathy Ligon with the Presbyterian Communities of SC made an introduction to the mission of the organization as well as described the current facility and the overall concept of the proposed long term plans for expansion. Mr. Tim Mueller, with SFCS and architect for the project, presented the plan. Mr. Chris Campeau of Seamon Whiteside and Associates explained the detailed changes that were being proposed for the previously approved PUD as stated herein and above.

Mr. Reaves asked for a uses clarification specifically with the serving of alcohol. Mr. Campeau stated that the facility wanted to have the ability to serve alcohol but not allow a restaurant and/or bar to be located within the development. Mr. Small asked to what level the stormwater infrastructure would be designed to and Mr. Campeau stated that it would be done to the 100 year flood level and would retain runoff on the property and improve existing systems that would also improve the flow downhill. Mr. Small also asked if this project would create a traffic problem and had Town staff already approved the traffic study. Mr. Campeau responded that this development would not create a traffic problem as the use typically does not have the level of traffic a commercial development would have such as apartments in comparison to the type of apartments for an age restricted and / or assisted living facility. The level of traffic generated by this development would mostly be during off peak hours and Ms. Ligon stated that the main traffic generator would be the apartments and the remaining would actually be replacement traffic as current facilities would be replaced over time, not necessarily added to. Mr. Campeau also stated that it was his understanding the Town had reviewed the traffic study and had no issues other than asking the development to dedicate a 25' wide easement along the property on Cedar Street for future widening if that was needed. Mr. Cuzzell asked if the study had been submitted to the SCDOT and Mr. Campeau responded that it had.

Mr. Reaves asked for any public comment and the following comments were offered:

Robert Bright, 101 Hemlock Street – asked for emergency access clarification and explanation of the W. 7<sup>th</sup> N. St. connection. The applicant responded that the emergency connection for the Presbyterian Home would be on N. Hickory Street, gated and only used for emergency access should it be needed. Staff responded

that the 7<sup>th</sup> Street connection was an approved requirement for the Daniel's Orchard development and will be built but was not connected to this development.

J. L. Simmons, N. Hickory Street – expressed that the plans looked good.

Yeadon Smith, 806 N. Hickory Street – also agreed that the plans looked good.

Hearing no further requests for public comment, the Chairman closed the public hearing at 4:27 PM.

### **New Business**

The first item under New Business was the proposed amendments to the previously approved PUD document as approved on July 11, 2012 for The Villages - Presbyterian Communities of SC, owned by Presbyterian Communities of SC, TMS#s 130-00-00-014, 130-16-00-007, 130-12-00-001, and 232-00-01-049, 201 W. 9<sup>th</sup> N. St., Summerville, SC, approximately 75.09 acres total, zoned PUD. Amendments include clarification of land uses, maximum number of dwelling units, minimum design standards, design review process for structures and site other than single family detached residential and vehicular access to the community. Ms. Segelken made a motion to approve with Mr. Mallery making the second. Hearing no further discussion Mr. Reaves asked for the vote. The motion carried unanimously by the members present.

### **Old Business**

There were no items under Old Business.

### **Miscellaneous:**

Mr. Cuzzell asked staff if the plans for the new hotel development in Town as approved by the Town's RDC would be reviewed by the Planning Commission and Ms. Robinson stated that the plans would be reviewed by the Town's Board of Architectural Review. Mr. Cuzzell asked if the plans were ready and Ms. Robinson stated that those plans are in the very early stages of design and hopefully will be presented to the BAR in the fall.

### **Adjourn**

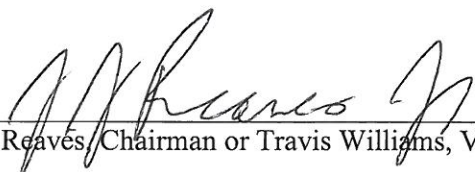
With no other business, Ms. Segelken made a motion to adjourn with Mr. Cuzzell making the second. All voted in favor with the meeting being adjourned at 4:30 PM.

Respectfully Submitted,      Date: 9.15.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
September 15, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP, Elaine Segelken; David Small; Bill Mallery; and, Travis Williams, Vice Chairman. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; and, Jessi Shuler, AICP, Zoning Administrator.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on July 21, 2014. Ms. Segelken made a motion to accept the minutes with Mr. Hehn making the second. The motion carried unanimously.

**Public Hearings:**

The public hearing held was for the proposed annexation request by Dorchester County Council for the Town to annex the unincorporated portion of Briarwood Lane right of way for continued maintenance by the Town of Summerville commencing at the point where the right of way abuts the corporate limits of the Town of Summerville to its terminus at the intersection with Vaughn Lane. This request did not involve any private property. Mr. Reaves opened the public hearing at 4:02 PM and Ms. Robinson provided a brief overview of the request. The following members from the public provided comment:

Denis Tsukalas, 103 Quinby St.: Mr. Tsukalas stated concerns regarding the Town taking on the financial burden of the County who is supposed to maintain their portion of the right of way but has ignored this and allowed the County's portion to deteriorate. He stated the County was supposed to repair its portion of the road where it floods but has not.

Buford Boyd, (address not stated): Mr. Boyd stated that the road needs to be up to standards before the Town takes it over and the County has not done this and there are drainage issues.

Kathy Randall, Briarwood Lane: Ms. Randall stated the road is not up to standards and needs an engineering study on drainage on the entire road before the Town takes it over.

Rhea Boyd, (address not stated): Ms. Boyd asked if there was any assurance from Council that the flooding issues are going to be addressed. Mr. Reaves responded that the Commission cannot make those assurances and that decision would be Council's and the Town Engineer's office.

Amy Lima, (address not stated) : Ms. Lima stated that since the Town placed the hard packed substance on the Town's portion of the road severe runoff has occurred; therefore, there are drainage concerns. She also asked about fiscal responsibility and wanted to know who will be helped with the Town taking over the road and how will it help. Mr. Reaves responded that the residents will benefit. Ms. Lima also expressed she had concerns with improvements including increased traffic.

Hearing no other requests to comment, Mr. Reaves closed the public hearing at 4:15 PM.

**New Business**

The first item under New Business was the annexation request by Dorchester County for the Town to annex the unincorporated portion of Briarwood Lane right of way for continued maintenance by the Town of Summerville commencing at the point where the right of way abuts the corporate limits of the Town of



Summerville to its terminus at the intersection with Vaughn Lane. Mr. Cuzzell asked if there were any properties owned by residents of the Town that had access to this portion of the right of way. Staff stated that all properties were either undeveloped or they had access on Quinby Street. Mr. Cuzzell then asked if the Town was going to pave the road and staff responded that the Planning Department did not know at this time if Town Council had decided on this but that discussions had been ongoing with Council and the Engineering Department. Mr. Mallery stated he did not want the Town to buy someone else's problems and asked if there was a cost sharing agreement between the entities to minimize fiscal exposure to the Town. Staff responded that they were not aware of an agreement at this time. Mr. Hehn asked why wasn't the Engineering Department represented at this meeting to explain and perhaps the Commission should hold this request for a month. Staff responded that the Town Engineer was out; and, that Town Council had had first reading of the annexation last week. Ms. Robinson stated that the Planning Department was instructed to move forward with the annexation process.

Mr. Cuzzell stated that the Town should consider a cost sharing agreement and have an engineering study done. Mr. Cuzzell then followed with a motion to approve the annexation request pending an engineering report identifying the cost to bring the road up to standards and then amended his motion at the request of Mr. Mallery to include a cautionary measure like a cost sharing agreement with the County. Therefore, the motion was to approve the annexation request pending an engineering report identifying the cost to bring the road up to standards and to include the recommendation of a cost sharing agreement with the County. Mr. Mallery seconded the motion. Hearing no further discussion Mr. Reaves asked for the vote. The motion carried in the majority with Mr. Hehn voting against the motion.

#### **Old Business**

There were no items under Old Business.

#### **Miscellaneous:**

There were no items under Miscellaneous.

#### **Adjourn**

With no other business, Mr. Cuzzell made a motion to adjourn with Mr. Mallery making the second. All voted in favor with the meeting being adjourned at 4:22 PM.

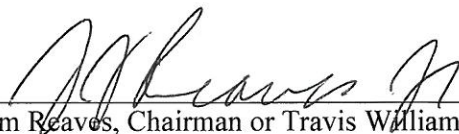
Respectfully Submitted,

Date: 10.20.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman



**The Town of Summerville Planning Commission Meeting  
Minutes  
October 20, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Marc Hehn, AICP, Elaine Segelken; David Small; and, Bill Mallery; Travis Williams, Vice Chairman was absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and Russ Cornette, PE, Town Engineer.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on September 15, 2014. Ms. Segelken made a motion to accept the minutes with Mr. Cuzzell making the second. The motion carried unanimously.

**Public Hearings:**

Mr. Reaves opened the public hearing at 4:04 PM. The public hearing held was for the proposed rezoning of TMS# 137-03-18-002, 312 N. Laurel St. / N. Hickory St. (3.01 acres), known as the Armory/Senior Center Property, currently zoned R2, Single Family Residential; TMS# 137-15-04-002, 1 lot John McKissick Way / E. Richland St. (.9 acre parcel), known as the Summerville Skate Park, currently zoned R2, Single Family Residential; and, TMS# 144-15-01-027, 601 King Charles Cir. (6.0 acre parcel), known as the Newington Plantation Playground, all currently zoned R2, Single Family Residential, all owned by the Town of Summerville, to be rezoned to PL, Public Lands. (Council Districts 1, 3 & 5) (Advertised in the Post & Courier 10.5.14 and on the properties with signage beginning 10.3.14). Ms. Robinson provided a brief statement including the request by the Town's Parks and Recreation Department to rezone these parks to PL to be consistent with the other Town owned parks zoned PL.

Mr. Reaves asked if anyone from the public wished to comment. Hearing no requests to comment, Mr. Reaves closed the public hearing at 4:05 PM.

**New Business**

The first item under New Business was the proposed rezoning of TMS# 137-03-18-002, 312 N. Laurel St. / N. Hickory St. (3.01 acres), known as the Armory/Senior Center Property, currently zoned R2, Single Family Residential; TMS# 137-15-04-002, 1 lot John McKissick Way / E. Richland St. (.9 acre parcel), known as the Summerville Skate Park, currently zoned R2, Single Family Residential; and, TMS# 144-15-01-027, 601 King Charles Cir. (6.0 acre parcel), known as the Newington Plantation Playground, all currently zoned R2, Single Family Residential, all owned by the Town of Summerville, to be rezoned to PL, Public Lands.

Hearing no questions from the Commission members the Chairman asked for a motion. Ms. Segelken made a motion to recommend approval of the rezoning with Mr. Cuzzell making the second. The motion carried unanimously.

**Old Business**

There were no items under Old Business.

**Miscellaneous:**

Mr. Mark Pilgrim with the Oakbrook Council of the Greater Summerville Dorchester Chamber of Commerce spoke to the Commission to express the support by the Oakbrook area for the Town's Vision Plan and the recommendations that are included in the Plan for the redevelopment of the Oakbrook area. He stated that the membership of the Oakbrook Council is supportive of rezoning the area first prior to any work being done for the Sheep Island area, N. Main or downtown. He asked what the Planning Commission and this group could do to help the Town move forward with this process.

Mr. Reaves responded that the Town is always looking for ways to work with organizations and neighbors and stated that the Commission won't be a stumbling block once that process begins. He did remind the group in attendance that the project will take time and all will need to be involved to make things happen. He stated that the process is not as simple as a rezoning or applying an overlay district. Ms. Segelken suggested that it may be more appropriate for the group to start with their discussions to get an idea of what is wanted and they petition the County and the Town. Mr. Reaves stated that the Commission is more of a regulatory body working under state mandated laws and typically does not begin the steps to actively make changes and agreed with Ms. Segelken that it would be more appropriate coming from a group. Mr. Cuzzell suggested the group first get a copy of the Town limits map to get a better idea of what is actually in the Town and what is still in the County. He also mentioned that the Town's Comprehensive Plan and the County's Comprehensive Plan are most likely very similar with future growth plans for this area which may be helpful in laying the foundation for zoning regulations and redevelopment.


Mr. Pilgrim thanked the Commission for their time and stated that the group was hoping to start with their November meeting.

Mr. Reaves asked staff if there were any additional miscellaneous items and Ms. Robinson stated that the Town's Vision Plan had won the Outstanding Planning Project for Larger Jurisdictions for 2014 by the South Carolina Chapter of the American Planning Association.

### Adjourn

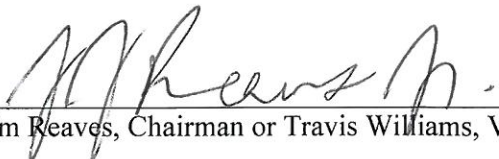
With no other business, Mr. Cuzzell made a motion to adjourn with Ms. Segelken making the second. All voted in favor with the meeting being adjourned at 4:18 PM.

Respectfully Submitted,      Date: 12.15.14



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Travis Williams, Vice Chairman

**The Town of Summerville Planning Commission Meeting  
Minutes  
December 15, 2014**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Elaine Segelken; Bill Mallery; and, Travis Williams, Vice Chairman. David Small and Marc Hehn, AICP were absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development.

Jim Reaves, Chairman, called the meeting to order at 4:00 PM.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on October 20, 2014. Hearing no comments or discussion the Chairman declared the minutes accepted as presented.

**Public Hearings:**

Mr. Reaves opened the public hearing at 4:01 PM with the request to annex Dorchester County TMS#136-00-00-134; approximately 34 acres; located at 429 W. Butternut Rd., Summerville, SC; owned by Annette K. Dopson; currently zoned R4, Multifamily Residential District in Dorchester County; and, will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits. Ms. Robinson suggested that the Planning Commission consider holding both public hearings at the same time as the applicant would have need to fully explain both requests on the agenda since the requested zoning classification is PUD, Planned Unit Development. The Commission had no opposition to this suggestion and Mr. Reaves announced that the second public hearing on the agenda would be held at the same time for the request for recommendation for approval for the Planned Unit Development and associated document for the proposed annexation of Dorchester County TMS#136-00-00-134. Proposed uses include mixed uses of single family residential including 61 detached dwelling units; and, educational and recreational uses including an interpretive pathway throughout the development and a recreational area for a playground.

Cawood South with Anchor Consulting and Engineering, representative for the property owner, Ms. Annette K. Dopson, and developer, Crescent Homes, explained the request to annex and went through the proposed PUD document including the different land uses that would be allowed, the buffers, the number of new single family detached lots, and the other characteristics of the planned development. Mr. Richard Loudin, also representing Crescent Homes, provided additional information.

Travis Williams asked if the entrance for the new development would be lined up with the entrance of the Trotter's Ridge neighborhood across Butternut and Mr. South confirmed that it would. Mr. Reaves asked how the stormwater would be channeled from the streets and Mr. South explained that catch basins are being planned as part of that infrastructure. Mr. Mallery asked for clarification regarding the information stating 61 new lots and 64 new lots and Mr. South clarified that the new development would have 64 new lots and the existing home would make the total count at 65. Mr. Mallery also asked how lots 30-36 would be buffered and if the applicant had already gone through the wetlands review and buffers required for existing wetlands. Mr. South and Mr. Loudin explained the required buffers by Town ordinance and the required buffers for the existing wetlands and that both would be retained and/or provided for. Mr. Reaves asked if there was any public comment and the following residents from the Trotter's Ridge neighborhood expressed their comments/concerns:

Ms. Marion Scott, 3020 Trotter's Ridge Way – Why were they annexing into Town, what were the benefits as this would take tax money away from the County. Mr. Reaves and Ms. Robinson explained that no tax money would be taken from the County, that the property would still pay all County taxes regardless and that the applicant wanted the benefit of the Town's zoning flexibility and the additional Town services that

can be provided. Mr. Reaves also explained that the Town's new fire department at the intersection of Butternut and Central would most likely provide for less expensive fire insurance rates for the homes.

Ms. Jeanette Rehrig, 3012 Trotter's Ridge Way – concerns regarding school overcrowding, traffic and roadway conditions and mitigation for these issues; sewer capacity and how it would affect the problems Trotter's Ridge is having with the sewer infrastructure; and, flooding. Ms. Rehrig stated that she could not support requests for additional sewer users because of concerns her neighborhood has about capacity. Ms. Robinson read the letter the applicant provided from the sewer provider, Dorchester County Water and Sewer, which stated that the request would be reviewed and decided on by Dorchester County Council following the Town's approval of zoning. Ms. Rehrig stated she supported the development so long as everything worked but didn't have confidence with regards to sewer, and she stated she did support the continued use of the agriculture/farm animals as part of the development. Ms. Scott agreed with her. Mr. South stated that the traffic analysis had been accepted by SCDOT, and the plans for the intersection of Old Orangeburg and Butternut will handle any additional traffic this development would create. He also stated that the sewer provider had confirmed with his client that the sewer infrastructure would be re-routed and that was about 9 months out.

Mr. Cuzzell asked if stormwater drainage would flow towards Negro Branch to the rear of the development away from Butternut Road, and Mr. South confirmed that it would. Ms. Segelken asked if it was common to have split water and sewer service from two providers and Mr. Cuzzell said it is common. Mr. Mallery asked that clarification of why a commercial component was included in the Traffic Impact Analysis but not in the PUD document of planned land uses. Mr. South explained that earlier the applicant was considering that but felt that commercial would not be successful in that area, and they will update the traffic analysis. Ms. Segelken asked if the interpretive trail would be open to the public and if the community was going to be gated or limited to 55 years of age and older. Mr. Loudin stated that the trail would be accessible to the public but that the neighborhood would not be gated and most likely not limited to a particular age group.

Mr. Reaves asked for any additional public comments. Hearing no additional requests to comment, Mr. Reaves closed the public hearing at 4:28 PM.

### **New Business**

The first item under New Business was the request to annex Dorchester County TMS#136-00-00-134; approximately 34 acres; located at 429 W. Butternut Rd., Summerville, SC; owned by Annette K. Dopson; currently zoned R4, Multifamily Residential District in Dorchester County; and, will be zoned PUD, Planned Unit Development upon annexation into the Town of Summerville's municipal limits. Ms. Segelken made a motion to recommend approval of the annexation with the zoning classification of PUD and Mr. Cuzzell made the second. Hearing no further discussion the vote was taken and the motion carried unanimously.

The second item under New Business was the request for recommendation for approval for the Planned Unit Development and associated document for the proposed annexation of Dorchester County TMS#136-00-00-134. Proposed uses include mixed uses of single family residential including 61 detached dwelling units; and, educational and recreational uses including an interpretive pathway throughout the development and a recreational area for a playground. Mr. Cuzzell made a motion to recommend approval of the PUD with Mr. Williams making the second. Mr. Cuzzell asked how much of the acreage was wetlands, and Mr. South confirmed the acreage. Mr. Cuzzell, Mr. Reaves, and Mr. Mallery all stated and agreed the density proposed was essentially 2 dwelling units per acre which is quite reasonable for a PUD. Ms. Segelken asked about the conceptual layout and the proposed pump station. Mr. South explained that a study will be completed to determine the need for a pump station or a gravity fed system to lead to the nearest connection. Mr. Mallery mentioned a force main could be allowed via jack and bore under the wetlands and Mr. South agreed that too was an option.

Hearing no further discussion the vote was taken and the motion carried unanimously.



### Old Business

There were no items under Old Business.

### Miscellaneous:

There were no items under Miscellaneous.

### Adjourn

With no other business, Ms. Segelken made a motion to adjourn with Mr. Cuzzell making the second. All voted in favor with the meeting being adjourned at 4:38 PM.

Respectfully Submitted,      Date: 1.26.15

*Madelyn H Robinson*

Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

*Jim Reaves*  
\_\_\_\_\_  
Jim Reaves, Chairman or Travis Williams, Vice Chairman



**The Town of Summerville Planning Commission Meeting**  
**Minutes**  
**January 26, 2015**

This meeting of the Town of Summerville Planning Commission was attended by Commission Members, Jim Reaves, Chairman; Charlie Cuzzell; Elaine Segelken; Bill Mallery; Will Rogan; and Margie Pizarro. Marc Hehn, AICP was absent. Staff in attendance included Madelyn Robinson, AICP, Director of Planning & Economic Development; Jessi Shuler, AICP, Zoning Administrator; and Bonnie Miley, PE, Engineering Tech.

Jim Reaves, Chairman, called the meeting to order at 4:01 PM.

**ELECTION of Chairman and Vice Chairman for 2015**

This item was deferred to the end of the meeting to allow more members to be present as all members had not arrived at the time the meeting began. Following **New Business**, the Chairman called for nominations for Chairman for 2015, and Ms. Segelken nominated Jim Reaves with Mr. Mallery making the second. The nomination carried unanimously. Mr. Cuzzell made a nomination for Elaine Segelken to serve as Vice Chairman with Mr. Mallery making the second. The nomination carried unanimously.

**Approval of Minutes:**

Mr. Reaves asked for any comments / edits, etc. regarding the minutes from the meeting on December 15, 2014. Mr. Cuzzell made a motion to approve the minutes as presented with Mr. Rogan making the second. Hearing no comments or discussion the Chairman declared the minutes accepted as presented.

**Public Hearings:**

(All public hearings advertised on subject properties' sites beginning January 9, 2015; and, with an ad in the *Post & Courier* January 11, 2015)

The Chairman opened the first public hearing at 4:04 PM for the request to rezone the following TMS#'s: 145-10-01-029; 145-10-01-030; 145-10-01-031; 145-10-01-032; 145-10-01-033; 145-10-02-030; 145-10-02-031; and, 145-10-02-032 all vacant lots owned by Berlin G. Myers Lumber Corp.; located along Limehouse Drive; currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center located within Council District 3, Walter Bailey. Ms. Robinson read the request into the record and Mr. John Altman, representative for the property owner presented the request. Ms. Robinson did state for the record that the request did not include any of the mobile home park community as several residents from the community had called with those concerns. He explained that the three parcels to the north of Limehouse Drive, TMS#s 145-10-02-030, 031, and 032 had a contract to purchase by Appleseeds Day Care to construct a new daycare facility contingent on the rezoning. He stated that the remaining five had not been sold but the owner wanted the ability to develop an office or offices. He did confirm that there were contracts for single family houses but approval is needed from SCDOT to close the roadside ditch. Ms. Segelken asked if any of the Woodlawn residents were in the audience and few responded that they were. Mr. Rogan asked if there were any plans to develop an office. Mr. Altman stated that the remaining parcels were under contract for new homes. Ms. Segelken mentioned a concern regarding a natural delineation at the entrance to the mobile home park to keep commercial and residential separated. Mr. Boykin, 104 Woodlawn Circle, expressed that he felt none of the residents in Woodlawn were in favor of the rezoning for businesses and that there are concerns regarding traffic and noise, and he opposed the request as the Goodwill has turned out to be a loud business with the dumpster and recycling activities they have onsite. Mr. Brent Thompson, 130 Limehouse Drive, echoed the same concerns. Ms. Sharon Bayrd, 120 Spanish Oaks Lane, representative for the Appleseeds Day Care, stated that the business will have predictable traffic patterns at the typical school hour traffic times only as the daycare will only be for children of Dorchester

District II employees and total enrollment would not exceed 50 children. At 4:14 PM this public hearing was closed.

The second public hearing for the request to annex the following properties of Dorchester County: TMS# 135-12-00-012, located at 1610 Central Ave., approximately 1.95 acres, owned by Jeannette S. Reaves, zoned R4, Multifamily Residential in Dorchester County; TMS# 135-12-00-016, located along Old Orangeburg Rd., approximately .96 acres, owned by Donald W. Patrick, Sr., zoned CG, General Commercial in Dorchester County; TMS#135-12-00-017, located at 1620 Central Ave., approximately .87 acres, owned by Edward W. Fretschel, III, zoned R4, Multifamily Residential in Dorchester County; TMS#135-12-00-018, located at 1614 Central Ave., approximately 2.22 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County; and, TMS# 135-12-00-020, located at 1618 Central Ave., approximately 1.15 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County all to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits within proposed Council District 4, William McIntosh, was opened at 4:15 PM. Ms. Robinson read the request into the record and Larry Barthelemy, PE, ADC Engineering, representative for the applicants presented the request. Ms. Segelken asked if the properties were being sold as a combined tract and Mr. Barthelemy stated yes. Mr. Reaves asked what the planned development would be and Mr. Barthelemy responded that it is a planned grocery store with fueling station. Mr. Rogan asked if there was a layout for reference and Mr. Barthelemy presented a proposed conceptual layout. Ms. Robinson stated that the conceptual plans have also started the review process through the Town's CDRB concurrently with this annexation request of the properties. Ms. Jeannie Reeves, 1610 Central Avenue, one of the applicants stated that they are requesting annexation only if the development is approved and she does not want to annex if there is not an approval because she doesn't want to pay higher taxes. Mr. Jim Kersting asked if traffic counts existed to support a third grocer in the immediate area. Mr. Barthelemy stated that the traffic study was being conducted and there was coordination between the SCDOT and the Town and that the project site will have 3 access points. Mr. Kersting then asked if this was a spec building or there was an actual agreement, and Mr. Barthelemy responded there was a contract in place. Mr. Kersting then expressed concern that the owners were not getting adequate compensation for their properties because of the competition a third grocery store would bring. Ms. Bayrd expressed that her father chose another area to live in because the area was not developed. Ms. Reeves stated that the project would not cause any additional traffic but would serve existing customers in the area. Mr. Freddie Broach, employee of Mr. K's grocery store across the road from the project site expressed concerns regarding traffic and that the roads were not adequate to handle this development. Mr. Jack Kersting, Mr. K's grocery store owner, stated that the project was premature to allow and that his own business suffered when Publix opened and that it had not fully recovered from that. He stated that additional time needed to be given to allow for greater development and density to support this type of project. Mr. Kevin Rogers with WRS representing the developer for this project stated traffic studies are being performed and rules will be followed with regards to any road improvements necessary, but they would not be required to fix existing conditions further down the road from this site. He also stated that extensive studies by his company and by those of his client had confirmed that the demand exists for the proposed project and that the purposed of this meeting was not in the purview to protect competition. Following no additional public comments, this public hearing was closed at 4:29 PM.

The third and final public hearing was the request to approve proposed amendments to the previously approved PUD document for Pine Trace (Ordinance No. 12-0904), TMS#'s 154-00-00-073, located on Miles Jamison Rd., approximately 306.47 acres and 154-06-15-006, located on Miles Jamison Rd., approximately .33 acres both owned by Dorchester County Government zoned PUD, Planned Unit Development and TMS#154-00-00-075, approximately 25.00 acres, located on Miles Jamison Rd., owned by Dorchester District II Schools zoned PUD, Planned Unit Development. Amendments include land uses, density, and minimum zoning development criteria within Council District 6, Bob Jackson. Ms. Robinson read the request into the record. Mr. Alec Brebner, Planning Manager for Dorchester County Government presented the request on behalf of Dorchester County Government and Dorchester District II Schools and provided a brief history of the project. He stated current plans included a national builder, Mungo Homes on a front portion for less than 100 single family homes and passive park areas throughout. Ms. Segelken asked

about the roundabout on Miles Jamison, and Mr. Brebner confirmed that that was currently under construction as is the new elementary school. Mr. Rogan asked about the amount of wetlands and Mr. Brebner responded that about 54% of the property was wetlands and that information was currently being reviewed by the Army COE. Ms. Segelken asked how many units total would be allowed and Mr. Brebner responded that the maximum density being requested is 99. Ms. Segelken asked about the portion behind the school site closer to Beverly Drive and Mr. Brebner responded that at this time, that would be left undeveloped or open space and that if any time in the future there was an opportunity to develop, the County understood the PUD would need to be amended. He also stated that the conceptual site plan exhibit will be revised to correctly reflect the proposed amendments. Mr. Reaves asked if the County owned the lot on Beverly Drive, and Mr. Brebner confirmed the County did. Mr. Rogan asked for an explanation of the flexibility language and Mr. Brebner explained that that language will allow for a parking area to be relocated as needed due to topography or future plans as necessary – not the flexibility to allow anything other than what is approved in the PUD. Hearing no additional requests for public comment, this public hearing was closed at 5:40 PM.

### **New Business**

Regarding the request to rezone the following TMS#'s: 145-10-01-029; 145-10-01-030; 145-10-01-031; 145-10-01-032; 145-10-01-033; 145-10-02-030; 145-10-02-031; and, 145-10-02-032 all vacant lots owned by Berlin G. Myers Lumber Corp.; located along Limehouse Drive; currently zoned R2, Single Family Residential to be rezoned to B2, Neighborhood Commercial Center, Ms. Segelken expressed concern to include all properties in a recommendation for approval. Mr. Cuzzell asked if the Planning Commission could make a partial recommendation and Ms. Robinson stated that yes, the Planning Commission could make a split recommendation. Ms. Segelken made a recommendation for approval for the six closest lots to Trolley and that are across the street from one another with Mr. Rogan making the second. Mr. Cuzzell stated that the Commission usually likes to know the plans for a property when a rezoning is requested but felt the Commission should only consider a recommendation for the three lots that have the daycare contract. Ms. Segelken stated she would amend her motion to include only the three lots on the north side of Limehouse Drive that are adjacent to the commercial properties on Trolley and deny the request for the remaining five lots. Mr. Rogan made the second. Mr. Mallery asked what the buffer requirement would be for a daycare and Ms. Shuler provided that information. Mr. Cuzzell asked for staff to confirm that if the property did not become a daycare, other allowable uses could come into play. Ms. Shuler confirmed that by reading the allowable uses stated in the Town's Zoning Ordinance. Ms. Robinson asked for a clarification on the motion, and Ms. Segelken restated the motion to recommend approval for the three lots on the north side of the Limehouse Drive and the five remaining lots to remain zoned R2. Mr. Rogan confirmed his second. Hearing no additional discussion, the motion carried unanimously.

The second item, the request to annex the following properties of Dorchester County: TMS# 135-12-00-012, located at 1610 Central Ave., approximately 1.95 acres, owned by Jeannette S. Reaves, zoned R4, Multifamily Residential in Dorchester County; TMS# 135-12-00-016, located along Old Orangeburg Rd., approximately .96 acres, owned by Donald W. Patrick, Sr., zoned CG, General Commercial in Dorchester County; TMS#135-12-00-017, located at 1620 Central Ave., approximately .87 acres, owned by Edward W. Fretschel, III, zoned R4, Multifamily Residential in Dorchester County; TMS#135-12-00-018, located at 1614 Central Ave., approximately 2.22 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County; and, TMS# 135-12-00-020, located at 1618 Central Ave., approximately 1.15 acres, owned by Elbert L. Green, zoned R4, Multifamily Residential in Dorchester County all to be zoned B3, General Business upon annexation into the Town of Summerville's municipal limits. Mr. Mallery made a motion to recommend approval of the request with Mr. Reaves making the second. Mr. Cuzzell asked if the current County zoning allowed for the proposed use, and Ms. Robinson stated she could not confirm what the County zoning allowed other than the parcel zoned CG, General Commercial would most probably allow the proposed use. Mr. Cuzzell asked Mr. Alec Brebner, Planning Manager for the County who was in the audience, if he would provide that information, and Mr. Brebner confirmed that the CG would allow it but the R4 would not. Mr. Cuzzell then asked if the property owners had asked for a rezoning with the County. Mr. Brebner responded that to date, no rezoning application had been submitted to the County. Mr.



Reaves confirmed that the project would go before the Town's CDRB for approval if in the Town and Ms. Robinson confirmed that the CDRB would review prior to permitting but would not be able to give a final approval until the properties were annexed into the Town. Mr. Cuzzell asked staff what staff's recommendation is and Ms. Robinson responded that although these parcels are just outside of the future planning area of the Town – Old Orangeburg Road is the current 'boundary' – staff did recommend approval due to the location of the properties and the zoning and uses adjacent to these properties. Hearing no additional discussion, the motion carried unanimously.

The final item under New Business was the request to approve proposed amendments to the previously approved PUD document for Pine Trace (Ordinance No. 12-0904), TMS#'s 154-00-00-073, located on Miles Jamison Rd., approximately 306.47 acres and 154-06-15-006, located on Miles Jamison Rd., approximately .33 acres both owned by Dorchester County Government zoned PUD, Planned Unit Development and TMS#154-00-00-075, approximately 25.00 acres, located on Miles Jamison Rd., owned by Dorchester District II Schools zoned PUD, Planned Unit Development. Amendments include land uses, density, and minimum zoning development criteria. Mr. Cuzzell made a motion to recommend approval of the proposed amendments with Ms. Segelken making the second. Following no discussion, the motion carried unanimously.

### **Old Business**

There were no items under Old Business.

### **Miscellaneous:**

Under Miscellaneous, Ms. Robinson provided the 2015 meeting calendar, a copy of the rules & regulations and mentioned the upcoming training for existing planning officials.

### **Adjourn**

With no other business, the Chairman adjourned the meeting at 5:04 PM.

Respectfully Submitted,      Date: 2.23.15



Madelyn H. Robinson, AICP  
Director of Planning & Economic Development

Approved:

  
Jim Reaves, Chairman or Elaine Segelken, Vice Chairman